



# 2 bedroom Semi-detached house located in Kirby Cross

Guide Price  
£270,000-£280,000



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# Borrage Way Kirby Cross Frinton-on-Sea CO13 0GP



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## OVERVIEW

This beautifully presented two-bedroom home in Kirby Cross offers stylish, move-in ready accommodation. Featuring a modern kitchen/diner, bright living room, sunny garden and two allocated parking spaces. It's a home that feels both comfortable and easy to enjoy from day one.

## STEP OUTSIDE

The rear garden is well maintained and enjoys a sunny aspect, featuring a lawn and patio area ideal for outdoor seating. There is also gated access.

The property further benefits from two allocated parking spaces.

## STEP INSIDE

As soon as you step into the property, you are welcomed into a bright and inviting living space that immediately feels comfortable and homely. This room works well for both relaxing and entertaining, with stairs leading to the first floor.

To the rear, the kitchen/diner offers a modern and practical layout with space for cooking and dining. Double doors open out to the garden, allowing natural light to flow through. A large cupboard is accessed from the kitchen and is currently used to house a tumble dryer, while also offering excellent storage and potential use as a pantry.

The ground floor also benefits from a cloakroom.

Upstairs, the landing leads to two generously sized bedrooms and the family bathroom. Bedroom one includes an ensuite shower room, while bedroom two provides a versatile space suited to a range of uses. The main bathroom comprises a bath with shower over, WC and hand basin, with part-tiled walls.

The property is well decorated throughout and offers a ready-to-move-into finish.

## DIMENSIONS

Living Room 13' 3" x 11' 9" ( 4.04m x 3.58m )

Kitchen/Diner 13' 3" x 10' 3" ( 4.04m x 3.12m )

Bedroom 1 10' 3" x 9' 9" ( 3.12m x 2.97m )

Bedroom 2 13' 1" x 8' 8" ( 3.99m x 2.64m )

## LOCATION

Located in Kirby Cross, this property benefits from easy and close access to a wide range of local amenities, including shops, supermarkets, cafés and other everyday conveniences.

Kirby Cross railway station is also close by, offering direct services to Colchester and London Liverpool Street.

The area is served by a selection of well-regarded schools, such as Kirby Primary Academy and Tendring Technology College, as well as additional options in the surrounding locality. The nearby seaside town of Frinton-on-Sea provides attractive beaches, scenic greensward walks and a variety of leisure facilities.

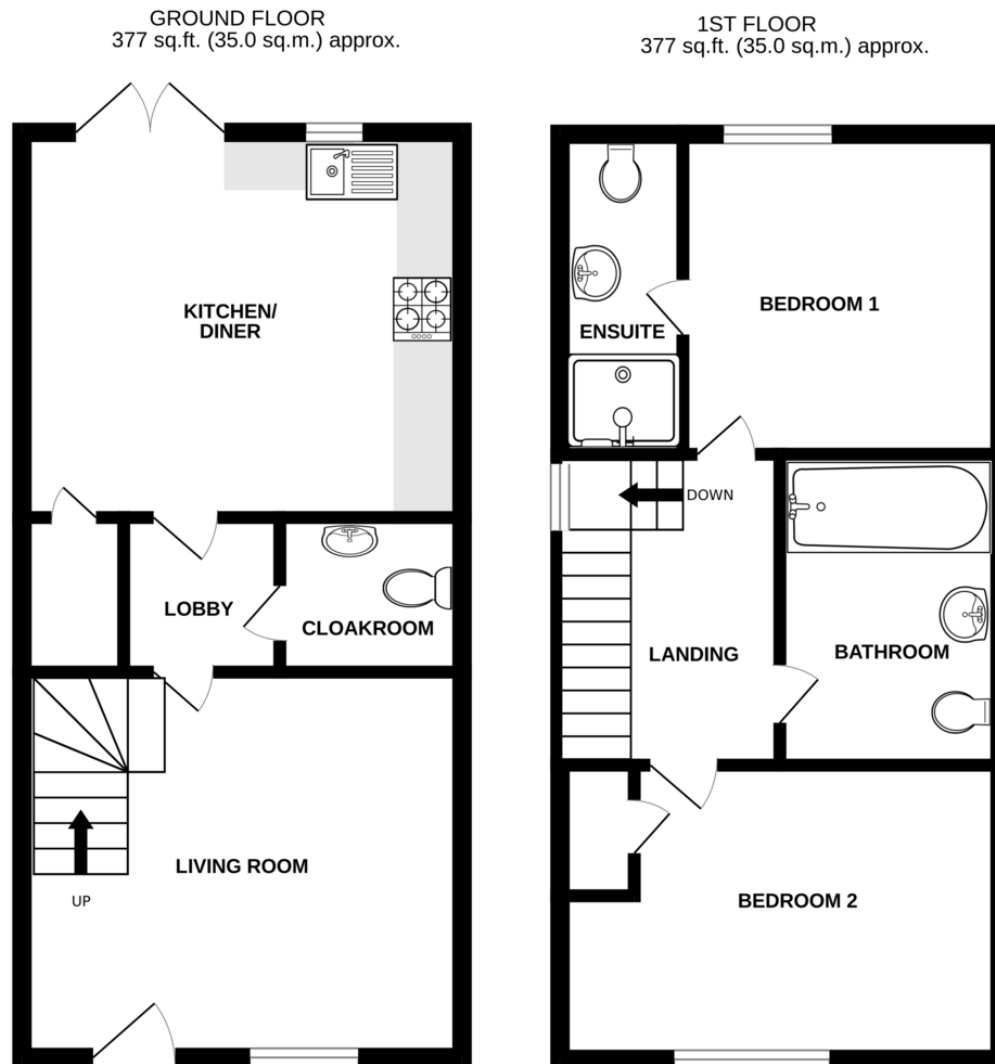
## AGENT'S NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

In accordance with the Estate Agents Act 1979, we declare that the seller of this property is a relative of a member of staff of this agency.



## FLOORPLAN



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTACT  
288 High Street  
Harwich  
Essex  
CO12 3PD

E [enquiries@john-alexander.co.uk](mailto:enquiries@john-alexander.co.uk)

T 01255 520007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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